

Case No. 21PD013

Legal Description:

Lot 25 thru Block of 107 of Original Town of Rapid City, located in Section 1, T1N, R7E,
BHM, Rapid City, Pennington County, South Dakota



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April 7, 2021
City of Rapid City
Engineering
300 Sixth Street
Rapid City, SD 57701

Pennington County Crisis Stabilization Initial Planned Development Revised 4-14-21

Intended Use:

The first classification is Crisis Care.

The Crisis Care Center provides access to immediate care for adults, age 18 and older, with mental health and substance abuse concerns. Individuals meet with a Qualified Mental Health Professional to work through their specific crisis and build a personalized recovery focused stabilization plan to reduce the likelihood of future crisis situations. The individual may remain onsite for observation and assessment for needed services for up to 24 hours.

The maximum of 8 people will be allowed under the Department of Social Services licensure.

The second classification is the Crisis Stabilization Unit.

The Crisis Stabilization Unit improves the continuum of mental health care by providing a regionalized approach to crisis intervention services, allowing clients to stay up to five days while stabilizing their mental health crisis and adjusting their psychiatric medications. This solution also provides a more efficient and effective use of law enforcement time when responding to mental health crisis calls and reduce transportation time. Using a regionalized approach allows clients to access natural supports including their families and provides a seamless transition into ongoing community-based services. The maximum of 16 people will be allowed under the Department of Social Services licensure.

Parking

Care Campus: 159 parking stalls

First floor: 38 parking stalls

- Health and Human Services
 - Employee- 20
 - Client- 3 (any given time)
- Detox/ safe beds
 - Employee- 10
 - Clients- 1
- Crisis Care
 - Employee- 2
 - Client- 1
- Mechanical/ Other
 - Employee- 1: This person is based out of Building and Grounds Building

Second floor: 121 parking stalls

- City County Alcohol and Drug Program
 - Employee- 15
 - Client- 11-day use (any given time)
 - Families visiting clients throughout the facility- 15
 - Client early evening use- 42 (after normal business hours)
 - Client late evening use- 30 (after normal business hours)
- Residential Program
 - Employee- 4 (2 people per shift/ overlap)
 - Client- 4 people
- Mechanical/ Other
 - Employee- same person as first floor

Crisis Stabilization: 20 parking stalls

- Employee- 8-10
- Client- (16 total beds) 10

The Crisis Stabilization addition to the Pennington County Campus would result in a loss of 8 parking stalls from the existing parking lot. There are 17 proposed stalls off of 3rd Street resulting in a net increase of 9 stalls with the Crisis Stabilization building. The Care Campus and Crisis Stabilization is supported by a total of 170 stalls in and around the campus block.

ACES, Inc conducted a two-week parking study as part of the Jail Expansion in March of 2018. The study area included was from 1st street to 4th Street between St. Joseph Street and Kansas City Street. The results of the study show that there is adequate parking available across the campus at any given time.

- Parking included all internal lots and adjacent on street parking
- Spaces were counted three times per day, Monday -Friday
- A map and table of parking counts are provided as an attachment

A similar study was conducted by Upper Deck Architects, Inc. on dates March 25-29th. The counts were completed during peak working hours to accurately capture parking usage in and around campus. The counts completed show that the area around the campus can support additional demand for parking.

Pennington County has purchased the Lamp Lighter Inn located on the southeast corner of St. Joseph and 1st Street. The lot has approximately 34 additional stalls that can serve as overflow parking.

Building Offsets

Front yard – maintain 25-foot setback from property line. Canopy structure with columns for patio areas will extend into 25-foot setback. The 8' encroachment into the 25 foot setback will be approximately in line with the adjacent house setback from Quincy.

Side yard (east) – reduce set back to 3 feet from property line. 3rd Street has been vacated to the north and has created a dead-end portion of road. 3rd Street does not convey traffic through this area and no longer acts as an arterial roadway.

Side Yard (West) – maintain 25-foot setback from property line.

Rear yard – reduce setback to 15 feet off alley. Surrounding buildings currently have 0-foot offsets from alley way.

Maximum lot coverage

Regulation: Maximum of 50%.

Actual: 49%

Landscaping

The project will meet the landscape quantity requirements.

Exceptions

- Reduce set back to 3 feet from property line. 3rd Street has been vacated to the north and has created a dead-end portion of road. 3rd Street does not convey traffic through this area and no longer acts as an arterial roadway.
 - ⊖ 3rd Street will be accessed primarily by the Care Campus, Crisis Stabilization and One Heart.
 - Pushing the building to the east allows for more space from the residential home on the west side of the lot.
- Reduce setback to 15 feet off alley. Surrounding buildings currently have 0-foot offsets from alley way.
 - The rear set back is along an alley. The adjacent structures have a zero set back off the alley.
 - The alley will be used primary by the Care Campus and Crisis Stabilization buildings.
 - There is one house that will continue to have alley access.

- The existing police parking will remain along the alley.
- Reduce parking for Crisis Stabilization from 16 required (2 stalls per bed) to 11 stalls. A parking count was completed by Upper Deck from March 25-29 and has shown that surrounding parking can support the building addition.
- Allow for Canopy, columns and fencing for patio areas on south side of building to extend 8 feet into the 25-foot setback on south side of the building. The fencing will be approximately in line with the front of the adjacent house west of the proposed building.
- Allow Canopy to span across alley to care campus. The request to allow a portion of the building span across City easement and utilities. Coordination with BHP to modify the heights of overhead power will be made as part of this exception request.

Conditional Use

A conditional use permit will be needed for the following use: Provides supervision, observation and behavior health support for clients on a short-term basis. Clients will be evaluated and divided into two different groups based on their mental health needs.

- Conditional use for a crisis stabilization clinic for Public District zoning.

Attached:

- ACES, Inc Pennington County Campus Two Week Parking Study
- Upper Deck Architects, Parking Study

